



Maple Lodge, Kensington Green, W8 **JOWEBSTER**





## Maple Lodge, Kensington Green, W8

We are pleased to be offering this three bedroom apartment located on the ground floor of Maple Lodge within the development of Kensington Green. The property provides 24 hour security, residents gym and landscaped gardens. Comprising 1,386 sq.ft of living space and benefits from a spacious south facing reception room with dining area, looking over the gardens. Additionally, a separate kitchen, three bedrooms and two bathrooms (one en suite) are included. There is ample storage throughout and the property is being sold with one car parking space.

Kensington Green is located just south of Kensington High Street and benefits from 24 hour security and concierge, a resident only gym, award winning landscaped gardens and underground car parking, providing an ideal living environment.

The development is a moments walk to Kensington High Street tube station and also has good access to the A4 and M4 motorway for Heathrow Airport.



### Property Attributes

- Reception Room with Dining Area
- Kitchen
- Three Bedrooms
- Two Bathrooms (One En suite)
- Car Parking
- Gym
- 24 Hour Security
- Landscaped Gardens

### Terms

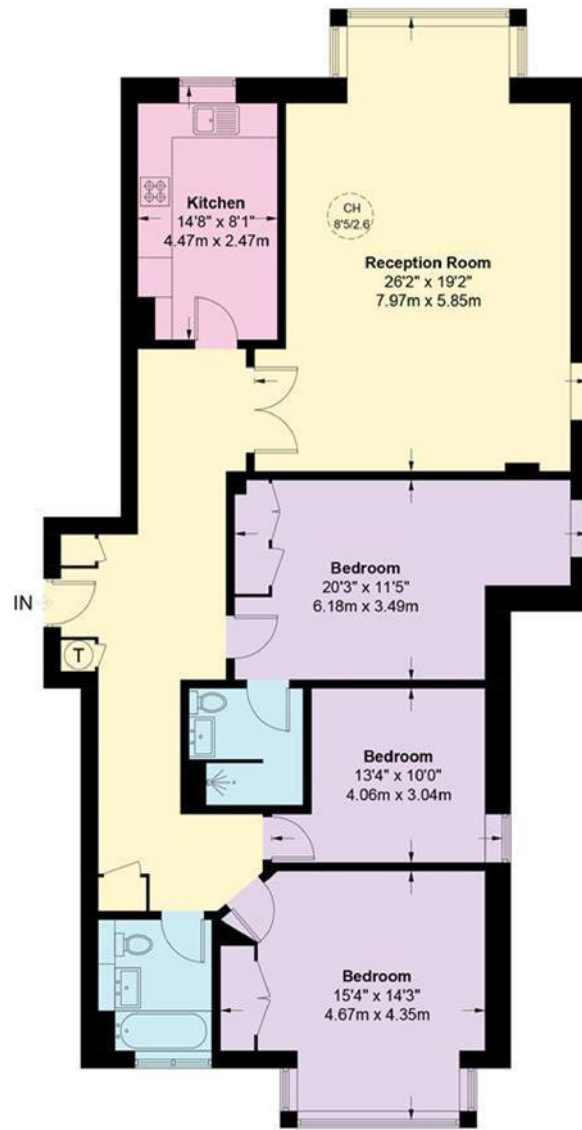
- £2,200,000
- Royal Borough of Kensington And Chelsea
- Share of Freehold (999 years from Sept.'91)
- Estimated Service charge £11,000 per annum (2024)
- Estimated Ground rent £202 per annum (2024)
- Council Tax Band H





# Maple Lodge, 5UN

Approximate Gross Internal Area = 1386 sq ft / 128.8 sq m



**Raised Ground Floor**



**Certified  
Property  
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID936517)



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**Important Notice**  
These sales particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of a contract. We have not carried out a detailed survey nor tested services, appliances or fittings.  
Purchasers must satisfy themselves by inspection or otherwise.